

## FORM B – BUILDING

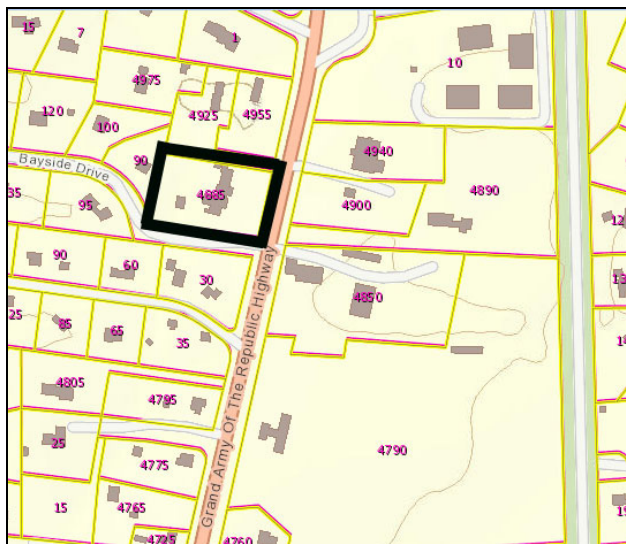
MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

### Photograph



View from east.

### Locus Map (north at top)



**Recorded by:** Larson Fisher Associates, Inc. with Kathryn Grover

**Organization:** Eastham Historical Commission

**Date:** May 2013

Assessor's Number USGS Quad Area(s) Form Number

5-160

ORLEANS

EAS.40

**Town/City:** Town of Eastham

**Place:** (*neighborhood or village*): North Eastham

**Address:** 4885 State Highway

**Historic Name:** Cushing & Rachel Horton House

**Uses:** Present: commercial Bed & Breakfast Inn

Original: single-family residence

**Date of Construction:** pre-1858

**Source:** deeds, genealogies

**Style/Form:** Colonial/ Cape Cod

**Architect/Builder:** undetermined

### Exterior Material:

Foundation: stone & concrete block

Wall/Trim: wood shingles/wood

Roof: asphalt shingles

**Outbuildings/Secondary Structures:** garage, shed, in-ground swimming pool

**Major Alterations** (*with dates*): see developmental phases depicted on site plan at back

**Condition:** good

**Moved:** no ☒ yes ☐ **Date:**

**Acreage:** 1.12 acres

**Setting:** The subject property is located on the west side of State Highway. Single family residential properties lie adjacent to it on the west and across Bayside Dr. on the south. To the east, immediately across the highway is a mixed use commercial/residential property (surf shop) and a commercial/restaurant use to its north. The Captain's Quarters Motel lies to the northeast.

# INVENTORY FORM B CONTINUATION SHEET

EASTHAM

4885 STATE HIGHWAY

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☐ Recommended for listing in the National Register of Historic Places.

## ARCHITECTURAL DESCRIPTION:

This property was documented in 1995 at which time a construction date of 1750 was estimated. That date seems reasonable from visual analysis of the original section and plans on file that refer to bowed roof rafters.<sup>1</sup> A thorough inspection of the interior finishes and structural members/construction methods would be needed to confirm an approximate building date, however, with the amount of alterations that have occurred on the exterior as well as interior remodelings it is doubtful that a more precise date could be ascertained. A number of additions and alterations made by 1995 had already compromised its historic character and since then there have been two more additions.

The original c. 1750 section of the house is located at the north end of the articulated form that has evolved with each addition. It has the gable roof, brick center chimney and five-bay, center-entrance facade typical of early Cape houses. On the 1939 roadway plan it appears that the original house had a service wing off its left (south) side. This was evidently lost, since between that date and 1958 a garage wing was added in that area and connected to the house via a breezeway (see 1958 plat, below). A small ell off the north side originally provided for a "galley" for the public room in the Inn, which predates record-keeping for this building and two pedimented dormers were added to the front (date unknown, no building permit on record). There are now three chimneys in the complex.

The Town's records provide the following information about the succession of additions to this building over the past 30-plus years:

1982 – A rectangular story-and-a half, two-bay front gabled section is constructed south of the original building with a breezeway/"sunroom" connecting the two. It now has two sets of paired windows on its front facade. The foundation/basement is raised and has two single windows.

Plans for a rear addition and conversion of an existing attached garage to two bedrooms with private baths.

1989 – Plan for basement-level private patio for "Private Quarters" created with retaining walls and screened by lattice.

1991 – Special Permit granted to allow front addition between 1982 wing and original house; Tim Dickey, designer. Ground-mounted sign for the Penny House Inn registered.

2001 – A 20-by-30-foot addition off the south side of the large 1982 section with gable roof, two front gabled dormers & cantilevered balcony on south. (Early plans for this work were dated 1999).

2004 - A shed-roofed dormer, two bays wide, was added to the rear of the original house.

2006 – A kitchen addition was constructed on northwest corner of the original house, expanding the previously added galley bump-out on the northwest side (Building Permit issued on April 11, 2006, for "Addition")

Several building permits for alterations to the interior were applied for within the above time frame, including creating an accessible bedroom, adding two bedrooms in 2000 to bring the total up to 15.<sup>2</sup> However, whether these were all accomplished was not confirmed. The detached two-stall garage in the southwest corner of the lot has a gable roof and two front gabled dormers sheathed with asphalt shingles. The building is clad with wood clapboard.<sup>3</sup> In 2003 an in-ground swimming pool was constructed on the south side of the building along with the required fencing around it.<sup>4</sup> A wood privacy fence runs along the north property line and the property is thoroughly landscaped with a variety of mature deciduous and coniferous trees and shrubs.

## HISTORICAL NARRATIVE

Town records date the house at 4885 State Highway to 1700, but the 1995 documentation puts the construction date at c. 1750. Title to the property can only be reliably traced to 1918. It was then owned by Lester Garfield Horton (1883-1965); land on both sides of State Highway had been owned by members of the Horton family since at least 1800. Lester G. Horton was the son of Isaiah Holbrook Horton Jr. (1835-1903) and Rachel Witherell Horton (1837-1916), the grandson of Isaiah Holbrook Horton Sr. (1814-74), the great-grandson of Barnabas Horton (1779-1867), and the great-great-grandson of Cushing Horton (1757-1811). Eastham censuses record Cushing Horton Sr. (and later his son Cushing Jr., 1780-1846) in Eastham from 1798 forward, while

<sup>1</sup> Town of Eastham records, building permit dated March 2, 2004, has plans for a shed-roofed dormer with three windows on the rear of the original house in connection with two rooms being combined; ultimately only two three windows were installed. The plans illustrate bowed rafters and note that the structural members of the new dormer would fit between them.

<sup>2</sup> Ibid., building permit dated Jan. 13, 2000

<sup>3</sup> Ibid., Plan of one-story garage by National Plan Service dated Oct. 11, 1989, with note: "Hardboard Siding w/10 1/2" exposure." Plans show a usable second floor space reached by stairs

<sup>4</sup> Ibid., building permit dated Dec. 1, 2003.

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his brother Barnabas lived for the most part in Wellfleet.<sup>5</sup> The 1850 agricultural census shows Cushing's widow Rachel Higgins Horton with 22 acres of improved land and 8 acres of unimproved land. She died in 1859, and she is very likely the "Mrs. Horton" shown on the 1858 Eastham map in this area.

In 1860, the heirs of Cushing Horton Jr. sold his 30-acre homestead to his nephew, Barnabas's son Isaiah Holbrook Horton Sr. Isaiah H. Holbrook was a mariner who came from Wellfleet to Eastham in 1845, when he bought land with a house, barn, and other buildings in North Eastham from Moses Wiley. In the late 1850s and early 1860s Horton acquired other parcels on both sides of the road, and he appears to have moved to the Cushing Horton Jr. homestead after buying it in 1860.<sup>6</sup> The 1880 county map shows "I. Horton" with a house in about the same location as the house marked "Mrs. Horton" in 1858.

Isaiah H. Horton Sr. died in 1874, and the house appears to have passed to his son Isaiah H. Horton Jr. (1835-1903) and his wife Rachel Witherell. He died in 1903, and in 1918 his heirs deeded the property to his son Lester, born in 1883.<sup>7</sup> The 1905 Barnstable County map shows the name "L. Horton" attached to what appears to be the 4885 State Highway house, while Lester's brother Obed W. Horton lived on the east side of State Highway closer to its intersection with Nauset Road. Also shown on this map, diagonally across from Lester Horton, was the Nauset House, a boardinghouse run by Abraham M. Horton (1808-84) and his wife Paulina Doane Horton at least from 1858 until his death. Abraham Horton was a son of Cushing Horton Jr., and after his death John H. Horton (1844-1929), possibly an adopted son, ran the Nauset House with his wife Eliza F. Small Horton into the 1920s. It is John Horton's name that is attached to the Nauset House on the 1905 map.

Lester G. Horton lived at 4725 State Highway, which he appears to have built on his father's land about 1905, and his widowed mother Rachel was living with him in 1910; the family might have been renting out 4885 State Highway at that time. Rachel Witherell Horton died in 1916, and in 1918 his siblings and sister-in-law deeded much of his late father's property to him. In 1919 Lester Horton sold 4725 State Highway to Emma A. Allby and sold the rest, including 4885 State Highway, later that year to Frank King.<sup>8</sup> Born in Newport, Rhode Island in 1885, King was the son of Azorean immigrants and was working as a fisherman in Truro in 1906 when he married Mary Lena Oliver, a native of the Azores then working as a domestic. During the First World War he worked for four years as a surfman for the Coast Guard. By 1920 the family appears to have been living at 4885 State Highway. King was then running a truck farm, and he and his wife had five children—Frank J., John L., Joseph A., Mary M., and Catherine. King is shown as a fisherman living on King's Highway in the 1929 directory, and the 1930 census shows him as a farmer on that road; his sons Frank and Joseph were working as shell fishermen.

Tax records for 1937 show Frank King with two houses, a barn, a garage, and a gas station, but in that year he sold 4885 State Highway to James H. Spear and Bernice E. Young of Wayland. The parcel included a dwelling, a barn, and 11.92 acres.<sup>9</sup> A 1939 map showing the planned realignment of State Highway in this section shows Spear and Young's name on the 4885 State Highway house.<sup>10</sup> Tax records for 1947 show Bernice Estelle True Young with 8.92 acres, a house valued at \$1800, and a garage. Young, born in Pepperell, married shoemaker Vernon S. Young in 1905, when she was sixteen years old, and the couple was living in Wayland by 1906, when their daughter Bernice Edna was born. Bernice Young remained in Wayland through the 1940s, but her husband had "removed from town" by 1917, according to that year's city directory. In 1920 she was living in Wayland with her three children and a boarder, James H. Spear, also a shoemaker. Spear remained a lodger in the Young household until he died in 1944; Bernice Young's date of death is not known.

In December 1948 Bernice Young's daughter and estate executor Lorraine Young Pooler deeded 4885 State Highway to Anastasia Noke, who on the same day transferred title to John J. and Mary E. Shakliks.<sup>11</sup> The Shakliks subdivided the property and sold a parcel containing 4885 and 4955 State Highway to John and Annabella S. Sturrock of Auburn.<sup>12</sup> The Sturrocks filed a plan in 1958 that divided the property into separate lots, #s 4885 and 4955, and in the same year sold 4885 State Highway to Richard H. and Elizabeth J. Penney.<sup>13</sup> The Penney family owned the property until 1984. Margaret A. and William G. Keith of Plainfield, Indiana, owned it from 1988 until 2012, when Margaret Keith sold the property to current owner Seatoller LLC of East Brunswick, New Jersey.<sup>14</sup>

<sup>5</sup> Where Cushing Horton Sr. lived in 1790 is not clear from Ancestry census indices. The only Horton in Eastham in that year was Gershom Horton, about whom nothing has been discovered in genealogies.

<sup>6</sup> Moses Wiley to Isaiah H. Horton, Wellfleet, 28 August 1845, Barnstable County Registry of Deeds (BCD) 35:243; Henry Horton, Dover, agent for heirs of Cushing Horton of Eastham, to Isaiah H. Horton, 19 July 1860, BCD 74:423.

<sup>7</sup> Reuben W. Horton, Reading; Walter A. Horton and Obed W. Horton, Wellfleet; Bessie A. Sherman, Ernest R. Horton, Betsey E. Toovey, Lillian R. Sugg, Almyra S. Higgins, all Orleans; Sophronia H. Johnson, Dana; Isaiah H. Horton, Providence; and Betsey M. Horton, widow of Osgood W. Horton, Eastham, to Lester G. Horton, 15 February 1918, BCD 365:268.

<sup>8</sup> Lester G. Horton, Wellfleet, to Frank King, Eastham, 4 February 1921, BCD 378:256.

<sup>9</sup> Frank King to James H. Spear and Bernice E. Young, both of Wayland, 25 September 1937, BCD 530:464.

<sup>10</sup> "Eastham—1939 Alteration—Sheet 8 of 8 Sheets," 17 January 1939, Barnstable County Registry of Deeds Plan (hereafter cited as BCP) 59:37.

<sup>11</sup> Lorraine Pooler, executor will Bernice B. Young, to Anastasia M. Noke, 6 December 1948, BCD 709:107; Anastasia M. Noke to John J. and Mary E. Shakliks, 6 December 1948, BCD 709:108.

<sup>12</sup> John J. and Mary E. Shakliks to John and Annabella S. Sturrock, Auburn, 15 April 1949, BCD 718:168.

<sup>13</sup> John and Annabella S. Sturrock, Auburn, to Richard H. and Elizabeth J. Penney, 15 May 1958, BCD 1004:299. See also "Plan of Land in Eastham (North) Mass. as Surveyed for John Sturrock et ux (Annabella S.)," January 1958, BCP 142:9.

<sup>14</sup> John and Annabella S. Sturrock, Auburn, to Richard H. and Elizabeth J. Penney, 15 May 1958, BCD 1004:299; Paul and Barbara Landry to Margaret A. and William G. Keith, Plainfield IN, 29 April 1988, BCD 6235:146; Margaret A. Keith, trustee Margaret A. Keith Living Trust, to Seatoller LLC, East Brunswick NJ, 4 June 2012, BCD 26421:331.

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4885 STATE HIGHWAY

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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## MAPS

- Walling, Henry F. *Map of the Counties of Barnstable, Dukes and Nantucket Massachusetts Based upon the Trigonometrical Survey of the State*. New York: D. R. Smith and Co., 1858.  
*Official Topographical Atlas of Massachusetts Compiled and Corrected by H. F. Walling and O. W. Gray*. Boston: Stedman, Brown and Lyon, 1871.  
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*Atlas of Barnstable County, Massachusetts . . . from Official Plans and Actual Surveys*. Boston: Walker Lithograph and Publishing Co., 1905, 1910.

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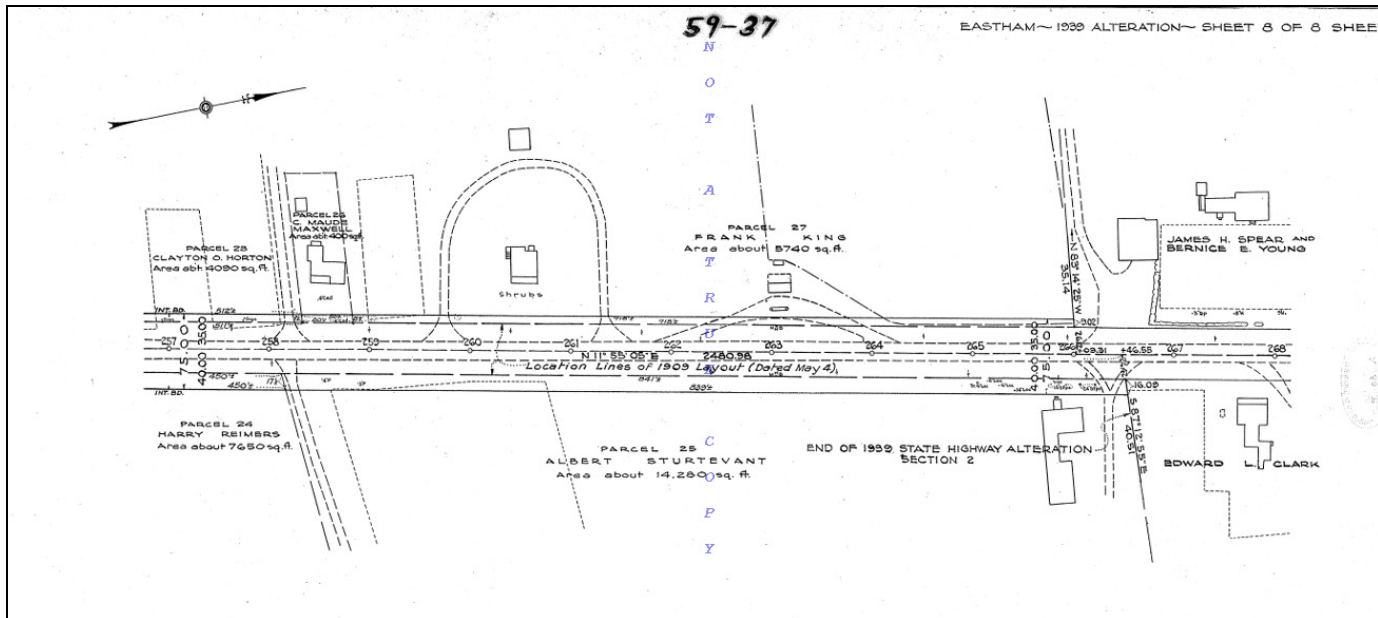
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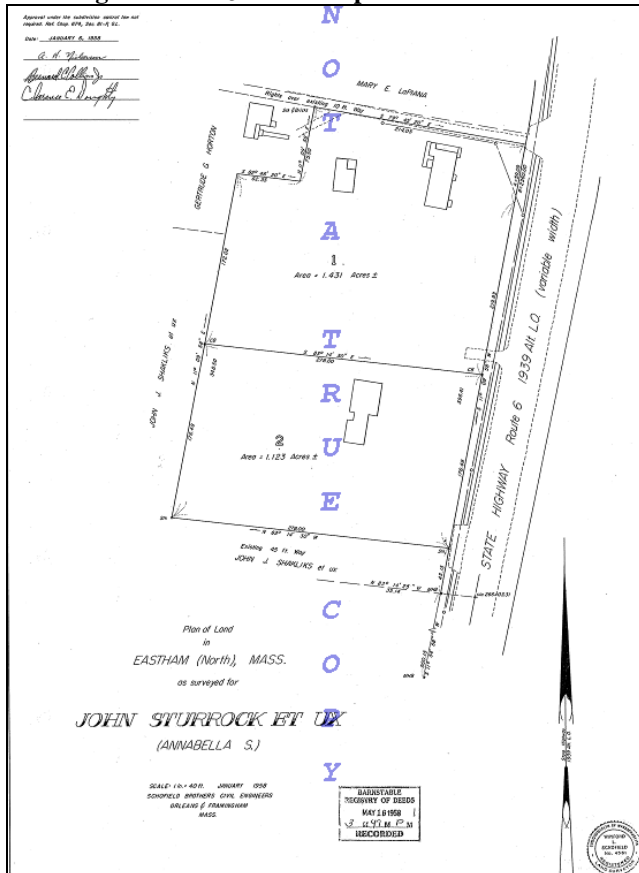
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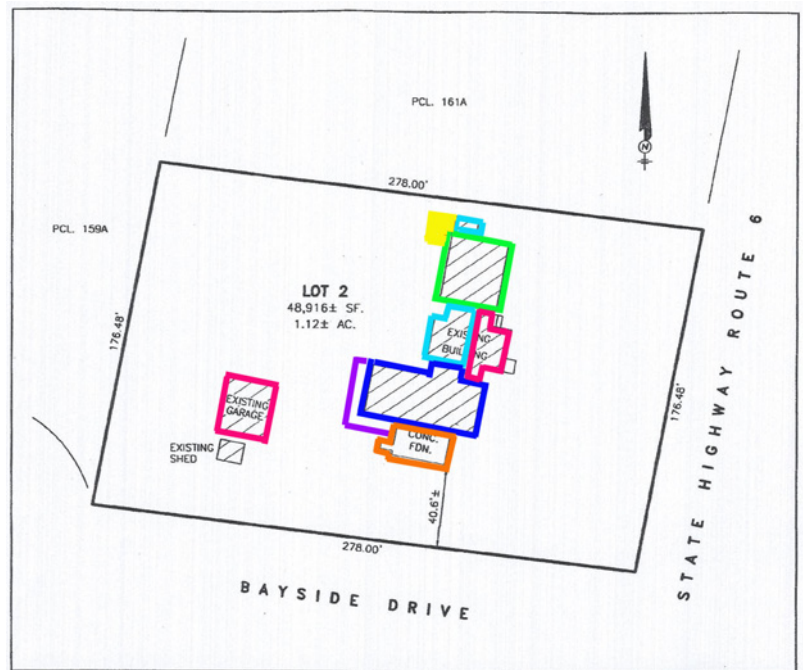
## SUPPLEMENTARY IMAGES



This 1939 plan of the realignment of State Highway in this section shows 4885 State Highway as the unnumbered parcel at far right labeled James H. Spear and Bernice E. Young (BCP 59:37).



The Sturrock subdivision plan of 1958 (BCP 142:9); Parcel 2 is the subject property.



Phases of development of the building: Green=original house, c. 1750; light blue=c. 1955 garage & galley additions; dark blue=1982 wing addition; purple=1989 basement-level enclosed patio; fuchsia= 1991 front addition & detached garage; orange=2001 expansion; yellow= 2006 kitchen addition on north.



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PHOTOGRAPHS

(credit Larson Fisher Associates, 2012-2013 unless otherwise noted)



View from northeast; original house on far right.



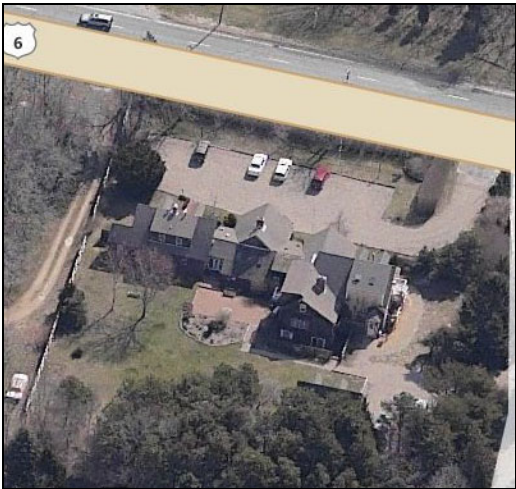
Sign at entrance.



Aerial view from east (Photo courtesy of Bing Maps online).



View from southeast; showing newer sections to left of the original house at far right.



Aerial view from west (Photo courtesy of Bing Maps online).